482

THE

PARTICULARS

OF

A VERY ELIGIBLE

FREEHOLD ESTATE,

CALLED

MATTHEWS's FARM,

SITUATE AT

HATFIELD BROAD OAK, near HARLOW, in ESSEX;

AND OF

A Freehold Eſtate,

BODLEIANA BIBLIOTHECA

CALLED

CHERRIES and COWLTON's FARM,

IN THE PARISHES OF

YARDLEY and WALKERNE,

Within Five Miles of BUNTINGFORD, and Ten from HERTFORD and WARE,

IN THE COUNTY OF HERTS:

WHICH WILL BE SOLD BY AUCTION,

BY

Meſſ. SKINNER and DYKE,

On FRIDAY the 13th of JUNE, 1800, at Twelve o'Clock,

AT

Garraway's Coffee-Houſe,

CHANGE ALLEY, CORNHILL, LONDON,

IN TWO LOTS.

To be viewed till the Sale.

Printed Particulars may be had of the Tenants; at the George, Buntingford; Bull, Ware; Falcon, Hertford; Four Swans, Waltham Croſs; Place of Sale; of Meſſ. MANLEY and LOWES, Solicitors, Temple; Meſſ. YOUNG, MILTON and POWNALL, Solicitors, Doctors Commons; and of Meſſ. SKINNER and DYKE, Alderſgate Street, London.

THE

PARTICULARS, &c.

LOT I.

A Very eligible FREEHOLD ESTATE,

CALLED

MATTHEWS's FARM,

Situate at Hatfield Broad Oak, a ſmall Diſtance from Harlow, in the County of Eſſex;

CONSISTING OF

A Dwelling Houſe, in the Cottage Stile, with Offices, Barn, Stabling, Cow Houſe, and uſeful Out-buildings, Farm Yard, Garden,

AND

Eight Incloſures of very good Meadow, Paſture, and Arable Land, containing by Computation Thirty-four Acres, be the ſame more or leſs;

In the Occupation of Mr. Smith, on Leaſe for 14 Years from Michaelmas, 1796, at a Rent of

FIFTY-TWO POUNDS TEN SHILLINGS per Annum.

				A.	R.	P.
Upper Cloſe, Croft, and Lane leading off to Hatfield Heath	—	—	—	8	0	0
Lower Horſe Croft		—	—	7	0	0
Home Hoppit	—	—	—	1	0	0
Home Seven Acres	—	—	—	7	0	0
The Leys	—	—	—	2	0	0
North Rainbow	—	—	—	4	0	0
South Rainbow	—	—	—	4	0	0
Green Yards and Hoppit		—	—	1	0	0
			Computed Acres	34	0	0

The Eſtate is ſubject to a Quit Rent of 15*s. per Annum.*

THE ESTATE IS ENTITLED TO COMMON RIGHTS.

LOT II.

A Very eligible FREEHOLD ESTATE,

CALLED

CHERRIES and COWLTON's FARM,

Situate at Wood End, in the Pariſh of Yardley and Walkerne, Ten Miles from Hertford and Ware, and within Five of Buntingford, in the County of Hertford;

CONSISTING OF

A Farm Houſe, Barn, Stabling, and Out-buildings, a Meſſuage and Orchard,

AND

Sundry Incloſures and open Field Meadow, Paſture, Arable, and Wood Land, containing by Computation Fifty-ſix Acres and a Half, be the ſame more or leſs;

In the Occupation of Mr. William Swaine, Tenant at Will, at

FORTY POUNDS per Annum.

In the Pariſh of Yardley.

			A.	R.	P.
The Farm Houſe called Cherries, Out-buildings, Homeſtall, and Calves Croft		—	4	2	0
In Great Wood Field	—	—	2	0	0
A Cloſe at Wood End	—	—	2	0	0
Wright's Croft —	—	—	5	0	0
Jack's Croft —	—	—	7	0	0
A Piece in Brabſling's	—	—	2	2	0
Two Plats, called Parker's Green Mead with a Grove or Spring	—	—	3	2	0
A Cloſe called Deanhey	—	—	1	0	0
A Cloſe and Wood called Lights		—	3	0	0
A Cloſe called Brown Field	—	—	2	0	0
Brown's Field Mead	—	—	1	0	0
A Meſſuage, Barn, and Out-houſes, called Cowlton's, with Orchard or Pear-tree Pightle		—	1	0	0
Two Pieces in Brown's Field Common		—	1	2	0
One ditto in Brabſhaw	—	—	0	2	0
One ditto called Round Pightle		—	2	0	0
A Cloſe called the Lye and Lye Pightle		—	12	0	0
A Piece called Coate's Pightle		—	1	0	0
A Piece in Marriage Common	—	—	1	0	0
A Piece in Brabſling Field	—	—	1	0	0

In the Pariſh of Walkerne.

A Cloſe called Lamb Pightle	—	—	2	0	0
	Computed Acres		56	2	0

The Eſtate is entitled to Common Rights.

CONDITIONS OF SALE.

I. THE higheſt Bidder to be the Buyer, and if any Diſpute ariſes between two or more Bidders the Lot to be put up again.

II. No Perſon to advance leſs than 5l. at each Bidding.

III. The Purchaſers ſhall pay down immediately a Depoſit of 20l. per Cent. in Part of the Purchaſe-Money, and ſign an Agreement for Payment of the Remainder on or before the 30th of Auguſt, 1800; on having good Titles.

IV. The Purchaſer of each Lot ſhall have a proper Conveyance at his own Expence, on Payment of the Remainder of the Purchaſe Money according to the third Condition; and be entitled to the Rents and Profits from Midſummer, 1800, to which Time all Out-goings will be cleared.

V. There being a Duty on all Sales of Eſtates of 6d. in the Pound, to be levied on the Buyers or Sellers as may be thought moſt proper; the Lots compriſed in this Particular are to be ſold ſubject to the Seller paying One Moiety of the ſaid Tax and the Buyers the other, excluſive of the Sums the ſaid Lots ſhall ſell for.

Laſtly.—If the ſaid Purchaſers ſhall neglect or fail to comply with the above Conditions, the Depoſit-Money to be forfeited, the Proprietor ſhall be at full Liberty to re-ſell the ſame, and the Deficiency (if any) by ſuch ſecond Sale, together with the Charges attending the ſame, to be made good by the Defaulters at this preſent Sale.

PARTICULARS

OF

Two eligible Freehold Farms,

IN

ESSEX and HERTS.

June 13 1800